

COMMITTEE ON LANDS AND BUILDINGS

July 29, 2002

6:00 PM

Chairman Thibault called the meeting to order.

The Clerk called the roll.

Present: Aldermen Thibault, Gatsas, Pinard, Garrity

Absent: Alderman DeVries

Messrs.: R. MacKenzie, R. Mulvey, D. Smith

Chairman Thibault addressed Item 3 of the agenda:

Discussion regarding Senior Center Site.

Chairman Thibault asked Bob MacKenzie to give the Committee a synopsis of all of the different locations that are being looked at.

Mr. MacKenzie stated I would like to briefly review what I have handed out here. There will be three sheets. The first sheet shows three sites, two of which the Board is aware of and a third that we were going to review tonight. We were aware of the possibility of renting at Hampshire Plaza fairly recently so that particular one is not on the map here. It could be considered by the Committee although the long-term goal of the City, both the staff and the Board, has been to get agencies and floor space out of rental space. Generally, any city that is renting for more than three years finds that it is just not cost effective. The goal all along has been to get the City out of the rental business because of the cost issues that the Board would have to save. So the Board can ask me questions about the Hampshire Plaza but the fact is that the original goals of it was to 1) not be renting space, and 2) that the seniors would have their own parking lot. At Hampshire Plaza they would have access to a parking garage but they would not have their own dedicated parking lot. Next I would like to go over the three sites shown on this map. The site you will see in red on the lower left-hand side is the West Side Community Center. There is not a separate page in the back here showing any details about it because that has been provided to the Board in the past. In essence that would necessitate the acquisition of three residential properties to the South of the West Side Community Center. It looks as though acquisition costs for those three properties would be roughly \$600,000 and then there would be a new

addition built for the senior center between 14,000 and 15,000 square feet to the South of the existing building, which was an old fire station and then it was planned at a later time that the West Side Library would expand upward out of the basement and take the entire building. The total cost for that without the library expansion was estimated at roughly \$3 million. It was also estimated that to renovate the existing building later for the West Side Library was \$600,000. So that project, including the West Side Library would be roughly \$3.6 million. The second site on this map is to the far right identified as number 2. It is what we are calling the Old Wellington Road site that was recently raised by Alderman Osborne as a possible site. It is a relatively large site. It is slightly over nine acres. It does have...much of the acreage is in either steep slopes or wetlands but there are still a few acres on the site that are useable. It has been eyed in the past for a neighborhood park. Currently in that area of the City, Wellington Road, there is no neighborhood park so Parks & Recreation had for a couple of years looked at that site for a neighborhood park. In fact, there has been some development impact fee money set aside from the Wellington Hill development to put a park on that site. There has also been interest in the past for additional soccer fields and at one time that site was reviewed and there was a potential for two soccer fields on the site. Clearly the Board could decide to utilize it for other purposes. It is a tax-deeded property. The City would have to convert it from tax deeded status to public land status. If you didn't build soccer fields, there is a potential I think for a new senior center and perhaps a smaller neighborhood park on the site. You will see on the second sheet an outline of the property. Just to give you...again on the southern side you see I-93. In the light area adjacent to it is Stevens Pond and the related wetlands. The site actually abuts Old Wellington Road and to get back towards the City you head easterly on Old Wellington Road and then onto to Karatzas Avenue and then westerly on Wellington Road, which does not show on this map. We also outlined on the property itself...the right hand portion is a very steep area so we noted that. That is probably not a buildable area. For your reference there is a building on the site that we have shown of roughly 15,000 square feet if that was going to be a senior center and then a dashed area which is probably roughly 50 parking spaces. There are a number of wetlands on the site in various locations and there is some topography to it so you would have to work around both the wetlands and the topography. I think the issues that we would have about this site primarily is its remoteness. We did a quick review of how far each of these sites are from the population center of the City and this is the furthest of the sites reviewed from the center. I know that the MTA Director is here and will talk about possible bus routes and he can get into more detail on that. The other two sites that we talked about do have more potential for people walking in and they are more centrally located within neighborhoods so there are no real services out this far and that has been our question as to whether it would work with other programs of the City from the Welfare Department to people who want to go shopping and that has been a

question at least raised by our staff. The last sheet is another alternative that was brought to our staff's attention. We have walked through this property. It is the Gale Home. It has been in operation for a number of years but will be closing down. They will be going through the State to determine how best to dispose of the property. It is my understanding that the Gale trustees are still looking to have some mission serving the seniors and this building could be available for purchase by the City. The property is one City block. The building itself...we have not had any of the major structural components reviewed. We did do a quick walk through of the building. There are some renovations required. Exterior maintenance required. The building is 22,000 square feet, although a portion of that is in the basement and probably not useable although it is a tall space. It is 11' ceilings in the basement. So it would fit the needs of a senior center other than perhaps a large multi-purpose room. We could check the structural characteristics of interior walls to see if we could convert some of that space in. It is possible although you would have to build a small addition to this building to have that large multi-purpose room. The site is relatively large. You could have a parking area on the East Side of the property. This one shown here, which does not include all of the green space, would be roughly 55 parking spaces. It is not currently on the tax roles. A portion of it is ADA accessible and has sprinklers. I think the zoning would permit the anticipated use of this if the City wanted to use it for a senior center. That is a quick overview of the three sites. Again, we do not have anything here in the package on the West Side Community Center because the Board has seen that on a couple of occasions in the past. I would be happy to answer questions on the West Side Center because we have more information on things such as property assessments for the properties that would have to be acquired.

Alderman Garrity stated Bob you didn't give a cost estimate for the Wellington site or the Gale Home site. Do you have cost estimates for those?

Mr. MacKenzie replied we do not have detailed cost estimates. It would only be my gut reaction after years of working on projects. I would estimate that the Wellington Road site would likely be slightly cheaper than the West Side Community Center and the Gale Home would be cheaper than the Wellington Road site.

Alderman Garrity stated I don't know how we are supposed to make a decision on these sites when we have no cost. Is there any way we can put a cost factor to any of these other two sites?

Mr. MacKenzie replied it would take some time but we could do it. It is going to take a couple of weeks to get some cost estimates. Again, the other sites would be doable within the amount of money that has been anticipated for the project and

that is why we haven't gone into a great deal of work in evaluating the cost estimates. It is my impression that both the Old Wellington Road site and the Gale Home would be cheaper than the funds that are already anticipated.

Alderman Garrity stated none of my questions have been answered. Is there an assessed value on the Gale Home?

Mr. MacKenzie replied I could check that quickly. The assessed value is \$1.1 million.

Alderman Garrity asked are there any estimates on a 15,000 square foot facility to be built up on Wellington Road. Are there any estimates of cost?

Mr. MacKenzie answered there are no written estimates, just again my best judgement of costs based on past facilities. Likely the construction cost would be something a little over \$2 million and then there would be soft costs for design, utility work, site work, permitting, equipment, etc.

Alderman Garrity asked what is your best educated guess on what you think the project would cost.

Mr. MacKenzie answered I would hate to pin it down.

Alderman Garrity asked over \$2 million. Is that safe to say?

Mr. MacKenzie answered it would be over \$2 million; yes.

Alderman Gatsas asked Mr. MacKenzie would it be safe to say that the cost of the West Side Project would at least be in hand with what the Wellington Road project for construction costs would be without the acquisition costs.

Mr. MacKenzie answered yes.

Alderman Gatsas stated if we subtracted the acquisition costs off the \$3 million figure and said we were constructing the same building on the West Side that we are doing on Wellington Road without saying that the grading and everything else is either right, wrong or indifferent we could safely say that it would be \$2.4 million. If you are using \$3 million for the West Side, less the acquisition of the buildings and saying that the construction cost is \$2.4 million I would assume if we constructed the same building on Wellington Road the cost would be virtually the same.

Mr. MacKenzie answered it may be slightly higher on Wellington Road because we haven't investigated the utility connections, etc. but you are in the ballpark.

Alderman Gatsas stated if we said \$2.4 million for both of them I don't think we are going to be missing it by 10%. From what I have seen on the Gale Home, obviously the first and second floor are already ADA accessible and they have sprinklers. The possibility of taking a look at structurally whether some of those interior walls...looking at it as a brick structure some of those walls may be non-bearing walls so the utility room or the access room that you were looking for could easily maybe be done within that structure and you are talking about the availability on that one being immediate versus two years of construction.

Mr. MacKenzie replied it would be a faster project at the Gale Home than the other two.

Alderman Gatsas stated if I look at the approximate and I don't think this is just what you did but I think the gentleman that was hired to do the analysis for the seniors, Alan Clark, said that the proximity of the population is downtown.

Mr. MacKenzie responded yes.

Alderman Gatsas asked the renovation costs that you are talking about...is the building that you are showing on the Gale Home is that part of your renovation cost or are you just assuming that that may be something.

Mr. MacKenzie answered I was assuming more of a worst case scenario that we might have to put an addition on and the addition might be on the order of let's say \$300,000.

Alderman Gatsas asked and what are you thinking for the...you took a walk through and not holding you to being a contractor but looking at what you saw and again if some of those walls are non-supporting taking them down is just a matter of removal and we are not talking about structurally changing anything so what did you come up with for a possible construction cost for the interior of the Gale Home...you are saying \$300,000 to build the addition and what would you assume maybe the parameters would be that if we made some changes to the first and second floor, which brings you somewhere around 12,800 square feet and the other addition is how big.

Mr. MacKenzie replied let's say a 3,000 square foot addition.

Alderman Gatsas responded so that is bringing you over to 15,000 so if we are trying to compare construction apples to apples with another 3,100 square feet of

growth on the third floor if they wanted it and an additional 6,500 square feet if they needed storage or whatever downstairs.

Mr. MacKenzie replied yes.

Alderman Gatsas asked what do you think that renovation cost would be.

Mr. MacKenzie answered I am a little hesitant to guess. I mean it could run anywhere from \$400,000 to \$800,000. I know that is a pretty broad estimate but we haven't looked at the mechanicals yet.

Alderman Gatsas stated let's use the \$800,000 and that is including the construction of the addition.

Mr. MacKenzie replied no that would be in addition to.

Alderman Gatsas stated okay so we are at \$1.1 million plus purchase price and obviously...do we have any idea of what the purchase price is or are you not able to discuss that at this point.

Mr. MacKenzie replied I heard numbers represented but I perhaps would not like to voice those in public. It would look as though the purchase price would be less than the assessed valuation.

Alderman Gatsas asked can we take this into non-public session for two minutes so that he can at least give the Board an idea of what that purchase price is. I think everybody is looking to...

Chairman Thibault interjected, Bob, do you have any information that we might be privy to here.

Mr. MacKenzie responded yes and I would prefer to do it in non-public session.

Alderman Gatsas moved to enter into non-public session pursuant to RSA 91-A:3II(d), which is consideration of sale of property. Alderman Pinard duly seconded the motion. A roll call vote was taken. The motion carried unanimously.

On motion of Alderman Gatsas, duly seconded by Alderman Garrity, it was voted to return to public session.

Alderman Pinard asked the Old Wellington Road site if it was to go on the market...save the City on the tax roles and put it on the market, roughly how much could we get for it. It is nine acres of prime land in a good location.

Mr. MacKenzie replied it depends on which zoning it was. Right now, most of the property is zoned R-1A, which is single-family residential. Directly adjacent to it, though, is a multi-family designation. Sunset ridge is an R-3 and that makes a significant difference in the valuation. Under its current zoning, of which maybe half of the property is useable, I am just roughly guessing that it might be sold for maybe \$500,000 perhaps.

Alderman Pinard asked how many houses could you build. Could you put 30 houses there?

Mr. MacKenzie answered there are wetlands and steep areas on the site so I don't think you would get that many.

Alderman Pinard asked could you get 20 maybe.

Mr. MacKenzie answered let me just do a quick calculation. Probably more realistically...again if you didn't change the zoning probably...

Alderman Pinard interjected the reason I ask is we are looking to build a senior center. I have been on the Board for five years and we have been kicking this around just about all over the City. We are talking about the West side, good but the bad part is you have the West Side schools you have Granite Square and you have the Granite Street ramp that they are going to build. You have a major traffic tie up all around that area. I think everybody understands that. If you go on Maple Street and look at the picture and I was over there this afternoon and I have done some real estate in my days and I am not an expert but this building needs repair. You don't buy a building or you don't buy a pair of shoes unless you try them. I suggest to you, Mr. MacKenzie and Mr. Gatsas, that maybe this Committee should take a tour of that building. That is the right way of doing it because you are talking about \$1 million worth of repair. You are looking at \$2 million before you even start. You have to put in a parking lot. You are going to ruin a beautifully landscaped building. You go on Wellington Road and I heard today it is off the beaten path but I don't think so. You have the MTA and Mr. Smith is going to explain. You have buses there. You can schedule buses. If my recollection is right when we were talking about the Maple Street site some of the seniors were saying that they needed a 200-car parking lot. Obviously you can have all of the buses you want, these seniors who do go to these senior centers will use their cars. The Wellington lot as I looked at it with one of the seniors and she wants the air value tested. I think it is a great idea but if you go to the Wellington

Road site you have the outskirts air. It is farm like. You are going to have enough land to give them outside activities. One mentioned the other night was shuffleboard, which Kalivas Park had but they had to put it back. These are some of the things that the Wellington Road site...and I go back to what Alderman Shea said the other night, he is 100% right and I am sure that even Ms. Robie told me she liked the site. There was one lady there who fought maybe harder than anybody else for a site and she is coming to the Wellington Road site and that means a lot. I am a senior. My mother is 100 years old. You cannot please everybody. Does the situation of a senior center...we all agree that we have to go somewhere and I think the proper site right now at the taxpayers expense...we own the property and we are not taking anything off the tax role. Thank you, Mr. Chairman.

Chairman Thibault asked, Mr. MacKenzie, could you give us the answer that you were not able to give us at the beginning of this discussion. You were going to give an answer and the Alderman started talking. Do you remember what it was?

Mr. MacKenzie answered I know there was questioning as to how much this facility at the Gale Home would cost and I just gave the answer that it would be less than either the West Side or Wellington Road site. That is as far as I wanted to go until we actually got appraisals of the property.

Alderman Shea stated as I look at the third page, the Gale Home was constructed in what year.

Mr. MacKenzie replied I believe it was 1906 or 1907.

Alderman Shea responded 1970 so that is almost 100 years old. I, too, went by the Gale Home and as you know it is a one-way street on Maple Street and you have a school building right next door, which obviously creates a lot of problems for parking. Central High School students use Ash Street for parking. The building, itself, is being vacated and according to the people I know, the people who have been living there are being taken out because the building has been deteriorating. Obviously, it is no longer suitable as a home for the aged people. It makes literally no sense in my judgement to buy a building, try to renovate it and refit people into it in order to satisfy the needs that the community might have as far as the seniors are concerned. Like I have mentioned before, we built a civic center. We didn't renovate a building for a civic center. We built a skateboard park. We didn't renovate anything. We built all of these things new. My point is we should build a new senior center. Now other points that you brought up which I would tend to differ with if you might excuse that term...you mentioned that Wellington Road was intended to be a neighborhood park. We are putting over \$1.1 million into Derryfield Park, which is probably 1/4 mile away. I don't see the need for

another park in that general vicinity. I realize that we are putting in \$300,000 this year, but over the course of time...

Alderman Gatsas interjected when is that \$1.1 million going in that I am not aware of.

Alderman Shea replied I would say that it is going to be coming within the next few years. How much is being put in this year?

Alderman Gatsas responded \$175,000 or \$190,000 something like that. That could change tomorrow. It could move again.

Alderman Shea stated I thought that basically there was \$150,000 last year and \$150,000 this year which is what, \$300,000 over the course of two years and is there more money planned for this.

Alderman Gatsas replied I would hope.

Alderman Shea stated well basically that is my understanding. Would you disagree with me that the proximity of Deerfield Park is close to Wellington Road?

Alderman Gatsas responded I am not disagreeing with you, Alderman.

Alderman Shea asked would you disagree with me on that.

Alderman Gatsas answered I agree with you. I just didn't know if you knew about \$1.1 million and I didn't know about it. I agree.

Alderman Shea stated other things you brought up with parking, you mentioned 50 parking spaces but are there provisions in this area for additional parking. In other words, is there an area within Wellington Road that could be used for additional parking spaces for people? Is there room enough? Is there enough land?

Mr. MacKenzie replied yes. It looks as though there could be more than 50 parking spaces on the Wellington Road site but again until we give it some soil tests and determine how far the wetlands actually encroach upon the site I would hesitate to guess on how many spaces. It looks as though you would be able to have more spaces.

Alderman Shea stated another point you mentioned is that it is a remote area. I rode up where Sunset Ridge is and there must be close to 100, 200 or 300 condos there. I have talked to some of the residents living there. I know that Alderman

Lopez has a son who lives there with his family but there are other people. Aren't there residents across the street from there too?

Mr. MacKenzie replied yes there are a handful of homes right off of Wellington Road.

Alderman Shea stated I am not sure if Mr. Smith from the MTA can be asked a couple of questions.

Chairman Thibault replied he will be but I would like to finish with this part of the conversation and then if we have questions about bus service we can ask him.

Alderman Shea asked so what you are indicating, Mr. MacKenzie, is that if the West Side were to be done it would cost \$600,000 for the land acquisition and the construction of a new center and the total cost would be approximately \$3 million and for Wellington Road it would be approximately \$2.4 to \$2.5 million if my figures are correct.

Mr. MacKenzie answered I think those are Alderman Gatsas' numbers. I didn't totally disagree with them but I am hesitant to...

Alderman Shea interjected well they are within the ballpark right.

Mr. MacKenzie stated yes.

Alderman Shea asked if the Gale Home were to be the site it would cost less than that, possibly \$400,000 or \$500,000 or whatever the case may be but it would be less than the other two correct.

Mr. MacKenzie answered yes. If I could, Mr. Chairman, I just want to correct one statement that the Alderman made because I didn't want to leave the wrong impression. I think the statement was made that the Gale Home was closing down due to the deteriorating condition of the building. That is not the case. The building is in good structural condition. The Gale Home is closing for other reasons.

Alderman Gatsas stated they are closing due to financial reasons.

Alderman Forest asked Mr. MacKenzie did you say that there were 50 parking spots at the Gale Home or you could add 50 parking spots.

Mr. MacKenzie answered if you just took the backyard, 50 to 55 spaces.

Alderman Forest asked how many parking spots will there be at the West Side Center when and if that is completed.

Mr. MacKenzie answered there would be 55 in total but that would have to be shared with the West Side Library.

Alderman Forest stated and of course the Wellington Road property you said 50 if you could build something there.

Mr. MacKenzie replied yes but it is more likely going to be more than 50.

Alderman Forest stated again the West Side Center would cost \$600,000 to purchase the three homes.

Mr. MacKenzie replied yes. That is a ballpark figure right now.

Alderman Forest stated and we would also be displacing nine families in those three homes.

Mr. MacKenzie responded correct.

Alderman Forest stated and then it would cost \$3 million to build the center for a total of \$3.6 million.

Mr. MacKenzie replied no. The construction cost is estimated at about \$2.4 million so the total for the senior center alone would be \$3 million. I did confuse it a little bit by talking about the West Side Library. If you wanted to then fully renovate the old building that would be an extra \$600,000.

Alderman Forest asked and the total cost of the Gale Home would be like \$1.1 million worst case scenario.

Mr. MacKenzie answered I guess I am hesitant to speculate on that.

Alderman Forest responded you said that the evaluation was \$1.1 million.

Mr. MacKenzie replied yes the assessed valuation is \$1.1 million.

Alderman Forest asked and then another \$300,000 to \$800,000 to maybe make some renovations plus the parking.

Mr. MacKenzie answered yes.

Alderman Forest asked so that is like \$2.1 or \$2.2 million.

Mr. MacKenzie answered correct.

Alderman Forest stated the suggestion I have and again you talked about the City wanting to get away from leasing property but we do lease some property now correct.

Mr. MacKenzie replied yes.

Alderman Forest stated I know with the Rines Center we are moving a lot of the City departments there but that is not all of the City departments that are moving into that building, correct.

Mr. MacKenzie replied the only one left would be the senior center on Hanover Street. They would be the only renting agency.

Alderman Forest stated as you know I wrote a letter to the Committee regarding an offer and I have no idea what the offer was but there was an offer made by the owners of the downtown plaza at 1000 Elm Street. Now that building alone has 1,000 parking spots with their building and the Canal Street garage. You mentioned the seniors want their own parking. Well in all three of these possible scenarios the best you have is 150 spots and you are talking...I heard some estimates of 200 to 300 seniors that go there. None of the sites are going to accommodate that number. The West Side Center, which is approximately \$3 million the best you are going to have you say is 55 shared spots. The streets around the West Side Center are very small and it is very difficult to get buses in and out of there. What I would like is at least to listen to an offer that the people from New Hampshire Tower Realty have. It is a back-up. We are not getting anywhere on any of the sites and at least the people at the Plaza have an offer. It is centrally located. There are buses there. There are cabs that can get there. You have 1,000 parking spots for people. There are restaurants. It is not just on the West Side and it is not just on the East Side. It is right in the middle of the City. Everybody can get there whether it is by cab, walking or buses. At least we should listen to the offer that these people have. If we want to vote against it, fine but at least we should be listening to their offer and not just turning them away and saying we don't want to listen at all. We should at least listen to the offer they are going to make. If they are willing to design and build a 20,000 square foot area there for the City we should at least listen to them. We don't have to accept it but we should at least listen to these people. There are people here from NH Tower tonight and if it is okay with the Committee I would like to let them at least express their offer and then we can listen to them and if we don't want to vote for them that is fine but at least listen to them.

Chairman Thibault stated I don't believe that I would like to get into if we are going to do this or if we are going to do that tonight, however, but I certainly am not opposed to listening to their offer if the Committee agrees. Let me assure you that I have no problem with that.

Alderman Gatsas stated, Bob, I believe you gave one scenario that if it was zoned R-1B the property would be worth \$500,000 on Wellington Road and if it was zoned R-3 what would the value be.

Mr. MacKenzie replied again just in rough terms you could probably get 120 units on there and land values would be...it would probably be more on the order of \$1 million.

Alderman Gatsas stated I commend Alderman Osborne for bringing this parcel forward if nothing else if there is no senior center that goes there the City should be looking to liquidate that and maybe pay for the senior center as we go forward. Let me just throw a wrinkle into this situation. We have a 20,000 square foot building that I believe the City has the ability to purchase and utilize at a cost that certainly is not something that we are going to find with a 20,000 square foot building. What are the possibilities of putting the Health Department in the Gale Home and putting the senior center at the Rines Center where there is ample parking for the seniors and it is closer to the proximity that you were talking about and the parking is available for the Health Department. It certainly enables us to get the seniors and the Health Department in very quickly. The seniors could stay on the West Side until the renovations were done on the Gale Home and then we could move the Health Department over there and the seniors would be in a free-standing building.

Mr. MacKenzie replied I throw myself at the mercy of the Chairman in this case. I think the Board has voted on this. I would answer but do you want me to, Mr. Chairman?

Alderman Gatsas responded I think the vote came before the Gale Home appeared obviously and I certainly was relinquishing the position of the Rines Center for a senior center but if the Health Department could suitably fit within the Gale Home why wouldn't we just...we would have a free standing building for the seniors. What is wrong with that?

Chairman Thibault stated I would think that at this point Mr. MacKenzie you are maybe going to have to look at several of these things over again and come up with a recommendation or other recommendations from what I can see here tonight. Why don't we leave it right now but know that we are going to have to

come back...I am sure that the Board is going to ask for more definite information on all of these new sites. One of my questions would be how come when we, the City, as to have 52 sites evaluated for a senior center that this was missed. This is what confuses me more than anything, however, that is another story for another day. I really believe that with everything that is happening here tonight you are going to be asked to relook at some of the things that weren't there the last time you looked at them.

Alderman Gatsas stated I think it is only fair that if we as a Committee are continually looking at this site...can't we suggest for this one specific purpose, the senior center, that we act as a Committee of the whole so that we don't have to come here as five people and continue to look at a site and come back with valuations and go to the full Board and that doesn't happen. I would think that at some point here...you know we have an opportunity for an existing building and we can put the seniors in a free standing building by themselves at the Rines Center and the Health Department can go in here and everybody can get in a lot sooner than two years from now at a lot less expense than what we have been talking about. We can keep playing the game and Mr. MacKenzie can keep cutting down trees for the paper and we can keep sitting here and listening to proposals but I would suggest that we meet as a Committee of the whole so that we can make a decision.

Alderman Lopez stated I don't believe that you can move as a Committee of the whole because the Board of Mayor and Aldermen voted twice and even under reconsideration it was 12-2 to put the Health Center at the Rines building. With that being said, on the West Side Center that was recommended. Mr. MacKenzie I think what I am getting to here is the question was asked about Wellington Road and why we didn't look at that. I think you answered that at the last Board of Mayor and Aldermen meeting and that was because the criteria that was set forth in the \$35,000 study to look at the 52 sites did not include beyond Mammoth Road. Do you want to just give us a brief synopsis of that criteria?

Mr. MacKenzie replied yes. As I remember it the consultants who reviewed it felt that the area east of I-93 was too remote and that there were a lot of seniors on the West Side. As you see on the top map right here, the center of population in the City is actually fairly close to City Hall and to the extent possible you should try to locate...if you are going to take two existing East and West Side facilities and make one new one you should locate it as close to the center of the City has possible. So the area east of I-93 was not looked at.

Alderman Lopez stated the West Side site is my favorite and there is no question about it. I don't think we are going to get 10 votes to do that. The size of the possible addition that you have at the Gale Home what did you say it would be?

Mr. MacKenzie replied it would be a 3,000 square foot addition just to provide a large multi-purpose room.

Alderman Lopez asked is it possible that Ash Street could be closed from Pearl to Orange.

Mr. MacKenzie answered I am generally hesitant to close streets because that changes a lot of the traffic characteristics. The Board can certainly regulate parking in the area though and I know there is Central High student parking in the area but the Board does control the on-street parking.

Alderman Lopez stated I toured the building also and I think that most of the rooms are divided by sheetrock except the main lobby, which is the major support. Would you agree with that?

Mr. MacKenzie replied that was my guess but until we actually got a structural engineer in there I would not want to give you confirmation of it. Again, the structure looks sound. It looked as though it were a three partitioned building but we should have a structural engineer determine that and not me.

Alderman Lopez stated I think the other factor is that once we designate the site and get the senior center up and running I think the documentation indicates that a 501-3C would be established and there would be a possibility to get another \$250,000 to do something with. Is that correct?

Mr. MacKenzie replied it has been my understanding that many of the seniors expressed an interest in raising quite a bit of the money for the senior center.

Alderman Osborne asked, Mr. MacKenzie, if this property on Wellington Road was available at the time five years ago or three years ago would you have looked at it or would you have said it was too remote. It is only 7/10 of a mile from Derryfield Park.

Mr. MacKenzie answered there was a consulting team that looked at the sites and came up with the sites and it was their opinion that the area east of I-93 was too remote.

Alderman Osborne stated they didn't know about this site so how could they disregard it.

Mr. MacKenzie replied they did not look at any sites outside of I-93 just because they felt...

Alderman Osborne interjected even if they looked outside of that they wouldn't have known it was there anyway to be had. True?

Mr. MacKenzie replied again they came up with some 40 odd sites. They felt that the Derryfield site was a little too far West for what the City was trying to accomplish.

Alderman Osborne stated so you are telling me that 50 parking spaces at the Gale Home and 50 on the West Side. This is what you are going to come up with tops? Spaces for 50 or 55 cars and from what I am hearing we are talking about 200 cars?

Mr. MacKenzie replied I am not sure where that number came from.

Alderman Osborne responded I don't either but I am just saying it is a far cry.

Mr. MacKenzie stated the original ideal goal of that Committee was 100 spaces in a 25,000 square foot building. If you reduce it down to a 15,000 square foot building you would not need 100 spaces. I am not sure where the 200-car number came from.

Alderman Osborne replied well I don't think 50 spaces is enough anyway. But you are going to be getting figures on the roof and the structure, etc.?

Mr. MacKenzie responded if the Committee and the Board wishes us to, yes.

Alderman Osborne asked and also the heating system or systems and the age of those and what condition they are in.

Mr. MacKenzie answered yes.

Alderman Osborne asked the renovation costs. All of these things you are going to come up with figures on?

Mr. MacKenzie answered yes.

Alderman Osborne asked can you also come up with a figure on the upkeep of this building for the next 20 years seeing it is 100 years old.

Mr. MacKenzie answered yes. We could estimate the general maintenance and repair costs.

Alderman Osborne asked on a building 100 years old.

Mr. MacKenzie answered yes.

Alderman Smith stated this Gale Home thing is news to me. Bob, how did this come about? I guess I got the information at the last moment.

Mr. MacKenzie replied actually we heard of it from the Health Director who was aware of the building and the status of it and did suggest that we take a look at the building and suggested that the Mayor walk through it, which he did. We reviewed the building. This is a fairly recent situation. We took a look at it within the last couple of weeks.

Alderman Smith asked is your recommendation still the West Side Center.

Mr. MacKenzie answered I have to be careful here, I think, because the West Side was brought forth...it was not necessarily our recommended site. We never got to the point as a staff where we recommended a specific site.

Alderman Smith stated I beg to differ with you. I have a written document where you recommended the best site when we were talking about the Rines Center and you said the West Side Center.

Mr. MacKenzie replied we did recommend the Rines Center for the Human Services building as the best approach and we also had as part of a package the West Side Community Center and the Brown School as recommended options if the City was going to do the Rines Center.

Alderman Smith stated I am a little confused. When I was Alderman Elect we had a meeting here in November and the only site proposed was the West Side Center. At the time, do you mean to say and I am just asking you now because you are the Planning Director that it took eight months to try to acquire the properties or is somebody playing games?

Mr. MacKenzie replied the Board never made a decision to follow-through quickly so the staff did wait for the Board to make certain decision before they got appraisals on the property. Two of the three appraisals have been available for awhile. One of the properties was difficult to gain access to and we did not ever get a full final appraisal on that property but the two other appraisals have been done for quite awhile.

Alderman Smith stated I have a letter dated January 22, 2002 from Alderman Lopez asking to move on the West Side Community Center or possibly the Rines

Center. Still you haven't acquired the property. I really think somebody is playing games here.

Mr. MacKenzie replied again my response is that the Board hasn't decided until recently that the Rines Center would be purchased for the different departments. Until you make those decisions...the Board has not made a decision to move forward with this particular West Side Community Center and has not bonded the money to do so.

Alderman Smith stated I would like to ask some questions to David Smith later on and then I would like to make a presentation.

Alderman Pinard stated I would like all of the Aldermen to take a trip to the Gale Home.

Chairman Thibault replied you can propose whatever you like when it is your turn. What I would like to do as soon as we get done with this here is I would like to, if this Committee agrees, have the Hampshire Plaza people come in and give their pitch and prior to that I would like Mr. Smith to come up front and give us some idea as to the bus scheduling and problems.

Alderman Shea asked, Bob, how much money in taxes do we get from the three buildings on the West Side.

Mr. MacKenzie answered I am hesitant. I think the assessed valuation was about \$450,000. That is about \$14,000 in taxes.

Alderman Shea stated when Alderman Gatsas brought up the fact of putting the Health Department into the Gale building...there has been consideration for other departments to go into the Rines building is that correct.

Mr. MacKenzie replied yes. The Board has directed that several functions go into the Rines building. The Office of Youth Services, Welfare Department, City Archives, Health Department, a training room and some other smaller functions.

Alderman Shea asked weren't there problems years back when Elderly Services and Youth Services were in approximately the same area. Weren't there several incidents that happened?

Mr. MacKenzie answered I am not aware of that, Alderman.

Alderman Shea stated I think that the people who are part of the Elderly Commission and Elderly Services would agree with that premise that to mix the

Youth Services clientele with the elderly population is not a good thing. I think that obviously that would present a problem in my judgement.

Alderman Garrity stated I have been sitting on this Board for seven months and we have been batting this around for those seven months and years before this. When I was campaigning and going door to door a lot of the seniors asked me how do you stand on the senior center. I don't particularly care where it goes as long as we get it built and get it behind us. That is the number one thing. I don't think there are enough votes to put it on the West Side. I think we need to put our heads together and just figure out where we are going to put it. Let's put this behind us. They deserve a center. Obviously the Gale Home from my best estimations is going to be cheaper and being the fiscal conservative that I am I would like to do it as cheap as possible but give them a nice location. It is 22,000 square feet on the Gale Home. I think it is important that we request some estimates from Bob MacKenzie on total cost for renovations so we can make a decision on a senior center and make an informed decision if we get some costs on the Gale Home. We need some costs on fully renovating the Gale Home with the addition and parking and things of that nature. To make a decision on a senior center now without getting any estimates for the Gale Home...I mean my best guess for cost savings would probably be \$1 million to \$1.5 million if we fully renovate the Gale Home and put it there.

Chairman Thibault asked in that same vein shouldn't we have the Hampshire Plaza people who are here give a presentation so we know exactly where we are at on all of these things that are new to us.

Alderman Garrity answered we have been looking to get out of leased space. We are putting the Welfare Department and Youth Services Department and so on in the Rines Center. We bought the building. We are trying to get away from leased space. I don't think it is financially responsible for us to start leasing buildings again.

Chairman Thibault stated it will be up to the Committee to vote on it.

Alderman Gatsas stated Alderman Shea just so you know I never once intended that there would be any other consolidation at the Rines Center. My intention was that the seniors alone would be in a freestanding building at the Rines Center and the Health Department could move to the Gale Home and Youth Services and Welfare would stay in their current locations. That was my intent. It was never to take Welfare and Youth and put them in at the Rines Center. I just want to make that clear. I think that if we go forward obviously that reduces the cost of the Gale Home for the Health Department for renovation costs because we don't have to put a \$300,000 addition on. It gives them more than ample space. It gives them

more space even for the additional \$1 million worth of funding that is coming from the Federal government for them to hire nine new employees and the seniors get into a free standing building. The Health Department gets into a building that is less expensive than what we were planning and the City saves some money.

Alderman Shea stated I just want to make a comment. There is no possible way that we would save \$1 million by going to the Gale Home and using that for the Health Department and moving the seniors to the Rines Center because basically we would have to pay, as you indicated, \$800,000 plus the purchase price plus money for parking meters and so forth. There is no way...if you say it is going to cost \$2.4 million to go to Wellington Road or thereabouts, I have estimated here that it is going to cost at least \$2 million or maybe \$2.1 million depending on what other improvements we have to make so to put seniors in a 100 year old building because it is cheaper is a disgrace in my opinion. It is not a business deal. We are dealing with seniors. We will pay \$130 million for a civic center. We will pay other expenses to renovate parks. Livingston Park is costing over \$5 million and we are going to put seniors in a building because we are going to save money? To me that is an insult to the senior citizens of this City. We shouldn't try to refit them. We should try to do the best we can for them and that is what we should do. Give them clean air. Give them a place so that they can enjoy their senior years and not put them in areas where there are going to be all kinds of different renovations in a 100 year old building that people are leaving because it is closing down because they can't afford it and so forth where people have lived there for 100 years. We are going to refit that building because we are going to save money? I don't buy that and I would never vote for that, never. Over my dead body would I vote for that.

Chairman Thibault stated I think we are getting into a shooting match between Aldermen. What I would like to do is have a motion from this Committee to call Mr. Smith forward.

Alderman Garrity stated I would like to respond to Alderman Shea if that is okay. Alderman Shea, I am not meaning to make it cheaper or anything like that. City Hall is over 100 years old and look at this building. This is the crowing jewel of the City of Manchester I believe.

Alderman Shea asked how much did it cost to renovate it. \$7 million plus.

Alderman Garrity answered obviously older buildings can be renovated to grand style.

Alderman Shea replied to fit a purpose.

Chairman Thibault called Mr. David Smith forward.

Mr. Smith stated thank you for inviting me tonight. I passed out three route illustrations and rather than passing out a detailed route map, which shows all of the routes and is somewhat confusing, I passed out three route illustrations, which illustrate the service currently provided to the West Side Center and also the service provided in the vicinity of the Wellington Road site and let me just describe those briefly. The Gossler/St. Anselm route...our current Route 6 operates in a clockwise fashion and serves the current West Side Senior Center at Main Street. It actually turns off Conant Street to Main Street. The Bedford Mall route passes north and south on Main Street and provides service north and south on the West Side and to downtown at Elm Street. I was asked regarding service in the vicinity of the Wellington Road site. We currently have a route, which operates Bridge Street to Wellington Road to the Dartmouth-Hitchcock Medical Center and then the VA Medical Center. This service operates in the vicinity of the site considered and it would be possible to operate off of that route to that site. Currently the route is scheduled at 45 minutes. It probably would take an extension to 50 minutes to make that kind of a change, but that could be done.

Alderman Gatsas asked if I was a senior and I got on at I don't know say West High School and I caught a bus how many days would it take me to get to Wellington Road.

Mr. Smith answered if you were to board at West High School it would be a transfer downtown in both instances. In one direction it would be an immediate transfer and in the other direction it would be a 15-minute wait. On some routes it would be as much as a 45 minute wait.

Alderman Gatsas replied I am not looking for waits. I am saying I got on the bus. My travel time, my wait time, what day can I expect to get to Wellington Road.

Mr. Smith responded on the same day but it would depend on where you were coming from.

Alderman Gatsas asked would it take five hours, four hours, three hours.

Mr. Smith answered depending upon where you were coming from...

Alderman Gatsas interjected West High School. I just got on the bus at West High School. The corner of Granite and South Main Street.

Mr. Smith replied in one direction the wait downtown would be 15 minutes. You would have travel time to downtown.

Alderman Gatsas asked travel time from Granite Street to downtown is how long.

Mr. Smith answered approximately 10 minutes.

Alderman Gatsas stated and then I have a 15 minute wait and that is 25 minutes and then the travel time from downtown to Wellington Road is what.

Mr. Smith replied approximately 12 minutes.

Alderman Gatsas asked and that is without any stops I would assume. I would hope that you are picking up people on the way.

Mr. Smith answered we leave Veteran's Park at 7:15 AM and we are at Dartmouth-Hitchcock at 7:27 AM so it is a 12 minute trip to Dartmouth-Hitchcock.

Alderman Gatsas asked and how often does that route run.

Mr. Smith answered once an hour.

Alderman Gatsas asked so what time would I have to catch the bus on Granite Street.

Mr. Smith answered approximately 10 minutes before the hour.

Alderman Gatsas stated so at say 9:50 AM if I miss that it is going to take me roughly an hour to get out there by the time I wait and have a 10 minute ride and a 15 minute ride out...

Mr. Smith interjected going in that direction there would be no wait going out. You would transfer buses downtown. Going in the other direction there would be a 15 minute wait downtown.

Alderman Gatsas asked and coming back out of Wellington Road is that every hour.

Mr. Smith answered yes.

Alderman Gatsas asked so if I missed the 10 AM I couldn't get there until sometime around noon and what time is the last bus coming in.

Mr. Smith answered the last bus coming back is at 6 PM on weekdays.

Alderman Gatsas stated gentlemen if we are sitting here and talking about bus routes for seniors and we are talking about them waiting for a bus and we can't give them the convenience of getting a bus in this City that is going to pick up seniors at some of these elderly centers that we have now, the high rises, and transport them every 15 minutes to a senior center we all ought to be ashamed of ourselves. Asking a senior to get on a bus and do the transfers is embarrassing. We should have a bus that is going to pick them up and take them there.

Alderman Smith asked, Dave, how much does it cost a senior citizen to ride the bus.

Mr. Smith answered the current fair is 45 cents.

Alderman Smith stated so it would be roughly 90 cents a day both ways times 5, which is \$4.50 and they are on a fixed income.

Alderman Osborne stated, Mr. Smith, using the same route that Alderman Gatsas just talked about how much longer would it take to get from the Gale Home to Wellington Road.

Alderman Gatsas asked why are we going to go to Wellington Road from the Gale building.

Alderman Osborne stated you are talking about the Gale building. You have to take a bus to get there too, don't you?

Alderman Gatsas replied well I would say from downtown.

Alderman Osborne asked how about people on the West Side. How are they going to get there, swim?

Alderman Gatsas stated I am not suggesting that seniors take buses. I think we would be picking them up in designated buses.

Alderman Osborne replied you are picking at apples here. I think that is crazy. How much longer does it take to get from Granite Street to the Gale building and how much longer does it take to get from the Gale building to Wellington Road? It is right up Bridge Street.

Mr. Smith stated I am estimating that the time from downtown to the Gale building would be less than 5 minutes so there would be a difference of 7 minutes.

Alderman Osborne replied so it is all the same except for a couple of minutes to get up to Wellington Road, right. Five minutes tops Mr. Smith?

Mr. Smith stated I am assuming that it takes approximately 5 minutes to get to the Gale building from downtown. The difference would be 7 minutes from the Gale building to that Wellington Road site.

Alderman Osborne replied I don't think it would take that long.

Alderman Pinard stated the key question to all of this is what time does the senior center open. I think that is the key to the bus passengers. Can anybody answer that? Can I ask for a special privilege here? Irene Robie has been the key leader of the senior center for a number of years. Can I ask her to address us so we can get her feelings?

Chairman Thibault replied it is up to the Committee.

Alderman Gatsas stated I think that allows us public input from anybody else and I don't know if we want to set that precedent and she is shaking her head saying she doesn't want to speak.

Chairman Thibault stated I think that Alderman Gatsas brings up a good point.

Alderman Pinard replied well I just asked. We are going around and around and around and we will go around for another six years. I know I won't be around but I would like to see a senior center when I do retire if I do retire from the Board.

Alderman Shea asked, Dave, do you conduct special bussing right now for people to go shopping like to Vista and Shop n' Save and so forth.

Mr. Smith answered we have shopping shuttles on Monday, Tuesday, Thursday and Friday.

Alderman Shea asked where do they go.

Mr. Smith answered they serve the four high rises. On Monday and Friday we serve the Shop n' Save on the East Side and we serve Vista on Tuesday and Thursday.

Alderman Shea stated I know, Dave, that you weren't here but when I was originally in charge of the senior center committee we were assured by the people at MTA that in the event that a senior center were built in a certain section of the City that there would be provisions made, if the need arose, for seniors to be

transported from the different high rises to the site of the senior center. I think Alderman Gatsas alluded to that, that obviously we want to treat the seniors justly and right and, therefore, if provisions dictated seniors could be picked up at different high rises and then transported to, we will say, Wellington Road or where have you. Would that be something that could be worked out at the MTA?

Mr. Smith replied I would have to say first that the ideal way to do it would be within the current route structure because they no cost would be incurred. To do a similar shuttle for the senior center, wherever it was located, would require additional resources or substitution of that service for the service that is currently provided for the stores.

Alderman Shea stated there are people today who actually take the shuttle just for the sake of getting out and even though they don't do a lot of shopping they enjoy the company of others and sometimes just get off the bus and come back and don't really purchase anything at Shop n' Save but maybe that is another story for another day. In essence, Dave, there could be something worked out in combination with a present shuttle or substituting shuttles or something of that sort?

Mr. Smith replied we looked at whether it might be combined with a current shuttle and I don't think it can be. We couldn't provide the same level of service to the schools and provide service to the senior center, at least those two locations. It is something that potentially would have to be presented to our Board that we would have to find some resources for.

Alderman Shea asked the resources would have to come from either the City or from Elderly Services or something is that what you are saying.

Mr. Smith answered yes.

Chairman Thibault stated I am sure that Alderman Gatsas as well as yourself are both on the same page on this and I am sure that the MTA will do everything it can to help the seniors once we pick a site. I think our biggest problem is that we haven't been able to pick a site. I would like to thank Dave for being here. Are there any other questions?

Alderman Smith stated I would like to give a report before we finish. We have been batting this around for years and years and years and I did a personal study. The feasibility study you did was on August 25, 2000. There were 53 potential sites that were narrowed to 7 and then to 4 and eventually it wasn't built. I believe now it is time for SOS, support our seniors. Less than 1% of our budget goes to the seniors and I would just like to give three points and I appreciate the efforts of

Alderman Pinard and Alderman Shea but I would like to give my viewpoint on why I am suggesting the West Side Center. Location. It is centrally located. It is technically in the Central Business District no matter which way you look at it. We are anticipating putting two additional lanes on South Main Street and three more on the Granite Street Bridge. One thing...26,000 cases were served by the West Side Center and 6,000 on the East Side. This was for this past year. The Carpenter Center, the Pariseau Center are $\frac{3}{4}$ of a mile away. Varney is $\frac{3}{4}$ of a mile. Kalivas is $\frac{3}{4}$ of a mile. O'Malley is $\frac{3}{4}$ of a mile. Gallen Center is a little bit over a mile. All of these are relatively within a mile of the center. Wellington Road, in my estimation, is four miles out from the West Side Center and four miles back. If you remember, St. Joseph's Meals on Wheels said they didn't know if they could supply the drivers and the mileage but if you consider that it would cost another \$33,600 more if you utilized it over Wellington Road. Transportation. We have bus routes established that Dave Smith just brought up. I just want to say that the older you get the less you use your vehicle. Everybody realizes that and the transportation is there. The people from the Burns and Pariseau Center can walk there. The Burns Center is 200 years. Even Kalivas and O'Malley are a straight line right across Lake Avenue and across the bridge and so forth. There are sidewalks there. There is a tennis court there. There is West High Memorial Field. There is a hospital within 300 yards. There is a library. I don't know what you are looking for. The seniors said, unless it has changed and the only thing I know that has changed is Mr. MacKenzie has changed but Finance recommended it and the Mayor recommended it and the Elderly Services Department recommended it and their Commission recommended it and I think we should honor their request. Thank you very much.

Chairman Thibault stated I would like the people from the Hampshire Plaza to come forward and present their proposal to this Committee.

Mr. Richard Mulvee stated I have asked twice now to be able to make a presentation and that is what I am here for. I would like to spend the necessary time and effort to give you people the appropriate presentation of an alternative location. It will be a leased location. Sorry we can't sell it to you but I think it is something that could have good merit and it is worth your time to let me put it together and give it to you at a future meeting.

Chairman Thibault replied I would have no problem with that. As far as I am concerned, you can come in and give your presentation.

Alderman Lopez stated I, as one Alderman and being on the Committee with Alderman Shea who was the Chairman, we have always looked for a freestanding building and we want to get out of the leasing business like on Hanover Street. If we continue to go with a lease, any lease, we will have the same problem two or

three years down the road. This is one Alderman who is not going to go for a lease.

Chairman Thibault replied I agree with you but there is nothing wrong with them making their presentation if they want to make it.

Alderman Gatsas moved that Mr. Mulvee not be granted permission to make a presentation. Alderman Garrity duly seconded the motion. Chairman Thibault called for a vote on the motion. There being none opposed, the motion carried.

Alderman Gatsas stated we are going to have 50 people lined up here wanting to make presentations on buildings.

Chairman Thibault replied well we already have four or five other things that are going to have to be looked at at this point.

Alderman Garrity stated I think the last thing we need is another location to be quite honest with you.

Chairman Thibault stated as it stands right now Mr. MacKenzie will have to come back and give us some idea as to where we are at with the places that we have talked about tonight. When could we do this so you can get the information and get back to this Committee with a final decision as to where you are at?

Mr. MacKenzie replied just to recap what I believe the Committee has asked me to do is to look at the cost of refurbishing the Gale Home, make sure we have engineers walk through the building, make sure there are no outstanding issues and also perhaps try to pin down the price tag of new construction on the Old Wellington Road site. Is that as I understand it?

Alderman Gatsas moved that they also take a look at converting the Gale Home for the Health Department and putting the seniors in a free standing building at the Rines Center.

Chairman Thibault asked can you look at that, Bob. I know that you have looked at that before. Is there a second to the motion?

Alderman Pinard duly seconded the motion. Chairman Thibault called for a vote on the motion. The motion carried with Alderman Garrity being duly recorded in opposition.

Alderman Lopez stated can I ask for clarification on that vote please. Carol can you help me out? The Board has voted twice to put the services at the Rines Center so how can the Committee overrule the Board?

Deputy Clerk Johnson replied I don't believe the Committee is overruling the Board. They are not ordering that anybody go into the Rines Center. They are asking for some numbers and that is within the Committee's prerogative. They could certainly even come out with a different recommendation back to the Board. The Board doesn't need to accept it.

Alderman Pinard stated the Health Department just went through a horrific fire and I don't know if they are all moved into the Rines Center. If they are, that means another cost to move them out of there and it will probably take six months to a year to renovate the Gale House.

Chairman Thibault replied you shouldn't have seconded the motion then.

Alderman Gatsas stated I will give you my answer. I would assume that having to take a look at what the cost is renovating the Gale Home is a priority. If renovating the Gale Home to put in the Health Department and having a six-month wait to immediately get the seniors in a building because the seniors aren't going to see a building for two years if we start construction tomorrow. I think to look at it and see what the cost is to the City is only a feasible thing. If we are looking at the Gale Home for a senior center then we should also look at it for the Health Department.

Chairman Thibault asked Mr. MacKenzie could you include that in your analysis and get back to the Committee as quick as you can please.

Chairman Thibault called for a recess.

Chairman Thibault called the meeting back to order.

Chairman Thibault addressed Item 4 of the agenda:

Communication from John S. Kyriazis requesting to purchase a portion of the Boston & Maine Portsmouth branch railroad corridor.

Deputy Clerk Johnson stated I would like to note that we did get a report from Parks & Recreation, which was distributed to the Committee. It is signed by Mr. Johnson who is available and I think they are basically saying that it is part of the trail.

On motion of Alderman Pinard, duly seconded by Alderman Garrity, it was voted to receive and file this item.

Chairman Thibault addressed Item 5 of the agenda:

Communication from Margaret Probish, Attorney on behalf of owner of Interstate Restaurant Equipment land at 37 Amoskeag Street, requesting the Board approve an easement to property on Riverfont Drive at the August 6 meeting.

Deputy Clerk Johnson stated I would like to note that the Department of Highway has submitted a report, which we just distributed. Basically what they are saying is there is no need for an easement but they are suggesting surveys and that an agreement by both parties be executed. Based on that report, that would be the Committee's action. It is my understanding that the parties have agreed to surveys.

On motion of Alderman Gatsas, duly seconded by Alderman Pinard, it was voted that a survey be completed of the boundary line of Riverfront Drive in the area of Interstate Restaurant Equipment, Inc. and that a boundary line agreement be entered into between the City and Interstate Restaurant Equipment, Inc., subject to the review and approval of the City Solicitor.

Chairman Thibault addressed Item 6 of the agenda:

Request of Frank and Janice Hobbs to purchase Map 497 Lot 8.

Deputy Clerk Johnson stated we have not received a report as of yet from the Planning Department so this item would need to be tabled.

Mr. MacKenzie replied that he had a report but it needed to be copied.

Chairman Thibault stated we will skip that Item and come back to it in a minute.

TABLED ITEMS

7. Communication from Lucille Stevens, Chairman of Concerned Taxpayers of Manchester seeking information regarding the current financial status of a building in the Millyard which houses the FIRST Program.

On motion of Alderman Pinard, duly seconded by Alderman Gatsas, it was voted to remove this item from the table.

Deputy Clerk Johnson stated I would like to bring the Committee up to date. Prior to the last meeting of the Committee and you really didn't get to this item the last time but I had spoken with the Chair of the Concerned Taxpayers and informed her that we had the information and she stated that they really didn't have any problems with it and they understood that the information was available and I stated that they could come back at that meeting that was coming up and no one appeared at the last meeting. The Finance Officer reported to me today that he has again gone down and reviewed documents there and feels that they are in compliance with all of the agreements that they had with the City. I don't know if that is what Mr. Buckley is here for but perhaps he is and he can elaborate on that.

Chairman Thibault stated Mr. Buckley gave an update on this eight or nine months ago when Mr. Cashin was the Chairman and I remember it very well. Everybody was happy at that time. I don't know why this thing keeps coming up here.

Deputy Clerk Johnson replied because nobody has taken it off the table and done anything with it.

Alderman Gatsas asked have the Concerned Taxpayers been given copies of all of these documents or are they just available to them.

Deputy Clerk Johnson answered I had a package ready for her but she didn't want it. She said she would check and see and if somebody wanted it they would be back for it. She was in the office.

Alderman Gatsas stated I don't think the world is going to stop if we send them a letter so we have something saying that we told them it was here rather than a verbal because I think there is a new Chairman of the Concerned Taxpayers.

Deputy Clerk Johnson replied I think it was the new Chairman but I am not sure.

Alderman Gatsas stated I think Lucille Stevens should be sent a letter saying that we have the documents and asking if she wants them and if not it is coming off the table at the next meeting.

Deputy Clerk Johnson replied okay we will send her a letter.

On motion of Alderman Gatsas, duly seconded by Alderman Pinard, it was voted to put this item back on the table.

8. Request of Crystal Lake Preservation Association relating to various lots on Tax Map 506.
(Tabled 5/22/02 pending report from Conservation Commission.)

This item remained on the table.

9. Communication from Lynn Wilson offering to donate Map 0497, Lot 0007 on Hobart Street.
(Tabled 5/22/02 pending report from Conservation Commission.)

This item remained on the table.

10. Reconsideration of action relative to Tax Map 0492, Lot 5 and Lot 6 (AKA: 79 and ½ Lot 80; ½ of Lot 80 and 81).
(Note: originally referred to auction as non-conforming buildable lot, Water Works suggests holding due to water runoff into stream; abutter has requested to buy back for taxes; Tax Collector checking to determine if abutter willing to accept restriction not to build and consolidate into his lot. Per Ordinance Assessors and Planning need to submit new reports based on Water Works request.)

On motion of Alderman Gatsas, duly seconded by Alderman Garrity, it was voted to remove the item from the table.

Deputy Clerk Johnson stated Water Works had requested that the land be held because there was some run-off and I had spoken to Water Works and they indicated that they might consider purchasing it for a retainer if the City was going to sell it as a buildable lot. The person that had petitioned to purchase the property is actually the original owner of the property who had deeded a portion of it to his son, in essence, and that is why it was considered a separate lot. The Tax Collector went back to him and asked if he would be agreeable to consolidating his lot and accepting that piece and purchasing it for whatever the value was that the City put on it as a non-buildable lot and agreeing not to build on it. That would be one of the terms of the condition of the sale. He has agreed to do so. I spoke with the Assessors and they feel that if it is not to be built upon that the value will be approximately \$2,500 although he would want to go out and reappraise it and be sure of the number. If the Committee, given the fact that Water Works does not want it built upon and it is a non-conforming buildable lot to begin with so it would have to go through zoning issues and so forth, the feeling is that perhaps the Committee might consider recommending that the Board dispose of it to the abutter with the condition that nothing be built upon it subject to appraisal by the Board of Assessors and set the value at what they determine to be the price.

On motion of Alderman Pinard, duly seconded by Alderman Garrity, it was voted to recommend to the Board of Mayor and Aldermen that the property be disposed

of to the abutter with the condition that nothing be built upon it subject to appraisal by the Board of Assessors who will set the value at what they determine to be the price.

Chairman Thibault stated we are going to go back to Item 6 now that you have the memo from Mr. MacKenzie in front of you.

Alderman Pinard asked what is the story on Hobart. That is in Ward 6 off of Hanover Street.

Deputy Clerk Johnson stated there is a map attached. From what I am reading of the recommendation of the Planning Director it is that the Conservation Commission review it as a conservation piece to determine if it should be conserved. He is also saying that you may want to consider selling it to an abutter as part of a condition of conserving the property.

Alderman Pinard moved to table this item pending review by the Conservation Commission and Alderman Pinard. Alderman Garrity duly seconded the motion. Chairman Thibault called for a vote. There being none opposed, the motion carried.

11. Communication from Katia Lapointe inquiring about possible disposition of City property located on Hartt Avenue (Tax Map 484 Lot 29) near her property at 72 Peabody Ave.
(Tabled 5/22/02 pending further report from Tax Collector; deeded to City 1940's, city released, and currently reflected City-owned/records of title unclear-record of retaking by City not found to date. Planning report reflects property surplus to city needs; recommends sale to LaPointe's as most logical abutter to property.)

Deputy Clerk Johnson stated the Tax Collector has still been unable to determine the taking by the City. That is still being researched. There is not a clear ownership breakdown there.

This item remained on the table.

12. Communication from the Manchester Housing and Redevelopment Authority requesting permission for limited site control of two City-controlled properties – the Brown School at 435 Amory Street and the site of the former Somascan Brothers Monastery at 628 Hanover Street conditioned on the results from funding applications sufficient to cover all development costs.

(Tabled 6/18/02 at request of MHRA to hold off on action; Tax Collector report on file for Hanover Street; Brown School part of Planning – Senior Center report)

On motion of Alderman Gatsas, duly seconded by Alderman Pinard, it was voted to remove this item from the table.

On motion of Alderman Gatsas, duly seconded by Alderman Garrity, it was voted to receive and file this item.

13. Reconsideration of previous actions regarding 107 Massabesic Street (Map 0095, Lot 20; property was being considered for expansion of Massabesic/Belmont Streets intersection; City unable to retain a clear title due to 30-day notice law according to Solicitor in utilizing for such purpose; Highway to review and report.
(Tabled 5/22/02 pending further review by Highway)

On motion of Alderman Gatsas, duly seconded by Alderman Garrity, it was voted to remove this item from the table.

Deputy Clerk Johnson stated I would advise that since the last meeting the City Solicitor has advised us that there has been a release received by the City from the prior owner. It is a section that the Highway Department wants to expand to the intersection so at this point the City would have the authority to release and the suggestion is that it be recommended to the Board that this parcel be turned over to the Highway Department for roadway purposes.

On motion of Alderman Garrity, duly seconded by Alderman Pinard, it was voted to recommend to the Board of Mayor and Aldermen that Map 0095, Lot 20 be turned over to the Highway Department for roadway purposes.

There being no further business, on motion of Alderman Gatsas, duly seconded by Alderman Pinard, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee